

- FKAA also provided a presentation to the BOCC on the status of the project as well as the justification for the EDU estimates. As with Conch Key, BOCC agreed to use funds slated from the on-site program (that will now not be implemented) towards the project, if required to bring down the cost per EDU.
- FKAA continued to coordinate with FEMA on the environmental assessment process.
- The wastewater system design commenced during the month.

Big Coppitt Key, Geiger Key and Rockland Key

Preparation of the wastewater facilities plan and cost of service study for the system continued during the month. A third meeting was conducted with the engineering firm (LBFH) to review the progress of the study that includes the use of the Key West Resort Utility wastewater treatment plant site, a centralized Big Coppitt wastewater system, and three smaller wastewater systems to serve the Big Coppitt service area.

A second draft of the report was submitted to, and reviewed by FKAA on 12 May 2003 and, a meeting was held between KWRU, FKAA and LBFH. LBFH is currently revising the report to consider FKAA's and KWRU's comments.

Attachment 2

Correspondence from Harbor Shores Resident

05/17/2003 09:02 3052920078

MARC INC

PAGE 02

To: Dr. David Rice

MAY 19 2003

From: Kim Wigington

Date: May 16, 2003

Thank you for your willingness to stay involved in this issue and for allowing me to express my opinion and concerns about the Uniform Standard of Connection Ordinance as well as the South Stock Island Wastewater Project.

I have always supported a central wastewater plan for the Keys so I was not "paying close attention" last year when a contract with a private utility was being discussed. I assumed it was good progress for Stock Island.

I did notice however, that I never received a one-year notification as required, nor any other information. The first Stock Island Community Meeting I attended consisted of invited guest, Doug Carter, informing an already confused group of mostly low-income and elderly citizens that they would face Code Enforcement if they didn't connect within 30 days of service availability.

That meeting was in sad contrast to the FKAA meeting with Little Venice residents I attended in Marathon last night. The Aqueduct Authority was represented by every division director as well as 3 staff members. Representatives from the Housing Authority, Florida DOH, as well as the Marathon Mayor and City Manager were there to answer questions. There were introductions and telephone numbers provided, as well as a visual presentation of plans, engineering details, plant models, actual construction photos, maps, etc. "Myths" were explained to dispel any rumors. Questions from the audience were answered candidly and objectively. (And dissension from the crowd was handled very patiently and professionally.)

Price schedules were provided for construction, plant completion and hook-ups. Even details about the construction contract was provided. Each homeowner was told exactly what to expect and when.

I was pleased to hear that not only had there been previous public meetings but there had been regular mailings to those in the service area and more public meetings will be scheduled before the proposed hook-up in November 2003. Our hook-up date has been accelerated 3 times and is now 4 months ahead of schedule. And because no financing was available (due to the private utility involvement) I've seen people panic over having to pay the required \$4,000 - \$5,000 in a lump sum while hook-up dates are moved closer again and again. By the way, the Aqueduct is offering a discount to all who pay immediately.

MAY 27 2003

TO: DAVID RICE

FROM: KIM WIGINGTON

DATE: MAY 22, 2003

The following was quoted at BOCC Meeting.

Impact Fee (\$2,700 x 70 E.D.U.s)	\$189,000
Laterals (\$1,800 x 70) (Previously completed)	\$126,000
Pipe from W.W.T.P. to Right-of-way (using K.W.R.U. estimate -verbal)	\$ 50,000
Engineering Estimate	\$ 6,500 +/-
10% fee to K.W.R.U. (Verbal per Doug Carter, K.W.R.U.)	\$ 5,000 +/-
Permitting (verbal - Monroe County & D.E.P.)	\$ 5,000 +/-
Testing (CH2MHill)	
laterals	\$ 35,000
main lines	\$ 28,000
(system repair	\$ 52,500)
Decommissioning Current W.W.T.P. (2002 verbal estimate - \$30,000?)	\$20,000 +/-
	<hr/>
	\$517,000
@ 70 E.D.U.s	\$ 7,385

(\$6,635 if no system repair included)

+ tap fees (K.W.R.U. application)
+ review fee " "
+ service charges " "
? administrative fees (verbal - K.W.R.U.)
? legal fees " "

*only \$2,700 financed

(Please compare to Ocean Isles in Little Venice)

KEY WEST GOLF CLUB

305 294 1212

04/18/03 11:18am P. 001

MAY 27 2003

P. O. Box 2125 6670 Frost Street
Key West, Florida 33040 (305) 293-0309

APPLICATION FOR K. W. RESORT UTILITIES CORP. WASTEWATER SERVICE

Date: _____ Date Service Requested: _____ FNAF Account Number(S): _____
Owner _____ Tenant _____ Agent/Landlord _____

Applicant's Full Name _____
S.S. # / D.O.B. _____
Driver's Lic. No. / Loc. _____

Sponsor Name _____
S.S. # / D.O.B. _____
Driver's Lic. No. / Loc. _____

COMPLETE FOR BUSINESS

Corporation State _____
Federal ID # _____

DBA _____
Other Business Owners Names & Addresses _____

Partnership - General Partners / Names & Addresses _____

Service Address _____

Mailing Address For Bills _____

Street _____

Name _____

City / Key _____

Street _____

City _____

State _____

Zip _____

Classification of Wastewater Service:

Single Family (Including Mobile Homes) _____

Commercial (Including Multi-Family) _____

Action Required:

Account Activation _____

Account Transfer _____

Work Order No. _____

New Installation _____

Locate Connection _____

Left Side _____

Right Side _____

Where Staked _____

K. W. RESORT UTILITIES CORP. WILL COMPLETE THIS SECTION**Deposit and Fees:**

Number of Units / ERC'S _____

Fixture Count _____

Guaranteed Payment Deposit Due \$ _____

Service Charge Due \$ _____

System Development Review \$ _____

Tap Fee Due \$ _____

Special Billing Due \$ _____

Total Amount Due \$ _____

Amount Paid \$ _____

Balance Due \$ _____

Receipt No. _____

Service Provisions:

In order to obtain service, **RESIDENTIAL** customer must submit:

- _____ (a) Survey or site plan indicating the structures or proposed structures on said property
- _____ (b) K. W. Resort Utilities Corp. Agreement executed by a Licensed Plumber to connect.
- _____ (c) Submit all payments required thereunder.

In order to obtain a Developer's Agreement, **COMMERCIAL** customer must submit the following if applicable:

- _____ (a) A legal description of the property including reference to section, township and range
- _____ (b) A drawing of the property showing its boundaries.
- _____ (c) The present zoning classification of the property
- _____ (d) A plat map.
- _____ (e) A development plan.
- _____ (f) The intended land use of the development, including densities and types of use.
- _____ (g) The name and address of the person or entity making the application for extension of service.
- _____ (h) The nature of the applicant's title to or interest in the described property.
- _____ (i) The date, or estimate of the date, service will be needed.

Within 30 days after receipt of the application the Utility shall notify the applicant in writing that service can or cannot be made available within a reasonable time.

Remarks: _____

PRINT NAME OF PERSON SIGNING _____

DATE OF SERVICE REQUEST _____

MAY 27 2003

Partnership - General Partners / Names & Addresses

Service Address

Street

City / Key

Mailing Address For Bills

Name

Street

City

State

Zip

Classification of Wastewater Service:

___ Single Family (Including Mobile Homes)

___ Commercial (Including Multi-Family)

Action Required:

___ Account Activation

___ Account Transfer

Work Order No. ___

___ New Installation

___ Locate Connection

___ Left Side

___ Right Side

___ Where Staked

K. W. RESORT UTILITIES CORP. WILL COMPLETE THIS SECTIONDeposit and Fees:

Number of Units / ERC'S

Fixture Count

___ Guaranteed Payment Deposit Due \$

___ Service Charge Due \$

___ System Development Review \$

___ Tap Fee Due \$

___ Special Billing Due \$

Total Amount Due \$

Amount Paid \$

Balance Due \$

Receipt No. ___

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- ___ (f) The intended land use of the development, including densities and types of use.
- ___ (g) The name and address of the person or entity making the application for extension of service.
- ___ (h) The nature of the applicant's title to or interest in the described property.
- ___ (i) The date, or estimate of the date, service will be needed.

Within 30 days after receipt of the application the Utility shall notify the applicant in writing that service can or cannot be made available within a reasonable time.

(ENLARGED)

MAY 27 2003

capacity shall be additionally reserved under this Agreement. Service Company hereby agrees to reserve such capacity for the benefit for Developer subject to the provisions of this Section 5 g, provided, however, that such reservations shall not be effective until Service Company has received the initial installment of the Capacity Reservation Fee in accordance with Section 5 5(c)(1) hereof, and provided, further, that Service Company shall have the right to cancel such reservations in the event of Developer's failure to comply with the terms of this Agreement. In the event there is additional water usage over and above the amount reserved in paragraph 5 5b above, (based on an annual review) the developer shall remit additional capacity reservation fees to Service Company 30 days after notice by Service Company of additional fees due.

- (e) Developer shall reimburse Service Company for engineering services and applicable administrative fees necessary to review and approve construction plans and documents and for periodic inspection during construction and testing.
- (f) In the event of default by Developer and the payment of fees hereunder, Service Company may cancel this agreement by giving 30 (thirty) days written notice of default and retain all payments hereunder as liquidated damages.
- (g) Developer agrees that in the event of a change of use or any change that might affect the flows (i.e. Addition of a restaurant) Service Company will be notified and the applicable Capacity Reservation fees will be paid prior to discharge to the Central Sewage System.

7. **Absolute Conveyance**

Developer understands, agrees and acknowledges that Developer's conveyance of any and all easements, real property or personal property (including, without limitation, the System), or payment of any funds hereunder (including, without limitation, the Capacity Reservation Fee and Connection Charges), shall, upon acceptance by Service Company, be absolute, complete and unqualified, and that neither Developer nor any party claiming by or through Developer shall have any right to such easements, real or personal property, or funds, or any benefit which Service Company may derive from such conveyance or payments in any form or manner.

8. **Delivery of Service: Operation and Maintenance**

- (a) Upon Developer's full performance of its obligations under this Agreement, Service Company shall provide service to the Point of Delivery in accordance with the terms of this Agreement, all applicable laws and regulations and shall operate and maintain

08/11 2002 10:05 FAX 941 764 8915

Weiler Engineering

001/005

MAY 23 2003

October 14, 2002

██████████
Harbor Shores
6800 Maloney
Key West, FL 33040

Re: Proposal for Professional Design Services - Vacuum Sewer System

Dear Mr. ██████████

It was a pleasure meeting you the other day. I am confident we can work together to develop your sewer system in the most cost effective manner possible. As you are aware, K.W. Resort Utilities should have the public sewer system available by Fall of next year. When you propose to connect to their system, there will be a Engineering Review fee of approximately 5% of your construction estimate that will be part of your Developer's Agreement to cover the expenses associated with review of your plans to ensure their compliance with K.W. Resort Utilities Sewer System. This fee will be waived if Weiler Engineering performs your sewer system design and certifies your construction complete. This reduction is possible because Weiler Engineering is the Engineer of Record for the K.W. Resort Utilities and is responsible for the design of the vacuum sewer system currently being installed.

← *

Pursuant to our conversation, The Weiler Engineering Corporation offers the following proposal to provide professional services for the sewer design and permitting for Harbor Shores (hereinafter: Owner or Client).

Our general understanding of the project is the sewer design and permitting to convert the Campground's existing sewer system to one that is compatible to connect to the K.W. Resort Utilities vacuum sewer system.

05/05/2003 14:08 305-289-2536

PLANNING DEPT

PAGE 1

MAY 27 2003

Cost Estimates for Connection of Harbor Shores Trailer Park to Central Sewer

Installation of Vacuum System within Park

# of Units	# of vacuum valves	Lineal ft vac main	Total Cost
70	12	2600	\$288,333

Assumptions:

1. One vacuum valve per six units, installed at \$5000 each
2. Vacuum mains installed at \$50 per foot
3. Laterals tied in to vacuum pits at \$1000 per unit

Existing gravity system connected to vacuum system

# of Units	# of vacuum valves	Lineal ft. vac main	Splitter Box	Lineal ft. Force main	Pump station Upgrade
70	5	0	1	300	\$35,000

Assumptions:

1. Vacuum main and force main installed at \$50 per foot
2. Vacuum valves and splitter boxes installed at \$5000 each
3. Pump station pumps and controls only, no wet well work
4. 205 gallons per unit and 3 GPM per vacuum valve

Grand Total for Combination alternative \$187,108

Use of Existing Gravity Collection Systems and New Forcemain

Lateral Testing	Main line Testing	Predicted lat. Failure	Predicted main failure	System Repair	Total Cost
\$35,000	\$28,000	25%	25%	\$52,500	\$115,500

Assumptions

1. Lateral testing at \$500 per unit
2. Main line testing at \$10 per foot
3. Lateral repair at \$1000 each
4. Main line repair at \$50 per foot

PS Upgrade w/o FM

35,000
 159,500

Cost of Installation of a force main and pump station upgrade

Lineal ft force main	Cost of force main	Pump station upgrade	Total Cost
2600	\$100,000	\$35,000	\$135,000

Assumptions

1. Forcemain installed at \$50 per foot
2. Pump station pumps and controls, no wet well work

Grand Total for Forcemain alternative \$250,500

What is proposed for Harbor Shores?

Attachment 3

List of Achievements

AVAILABLE FUNDS FOR WASTEWATER

Issues Addressed/Actions Taken

- Approval by the BOCC to provide funds to the FKAA in the amount of \$200,000 to offset costs of preliminary engineering efforts to complete requirements to receive State funds at Key Largo Park.
- Approval of staff recommendations for use of remaining FDEP, FDCA, and County funds remaining from cesspit replacement program.
- Approval of a Resolution requesting that the State's Congressional delegation assess the feasibility of shifting any federal appropriations funds for wastewater in the Florida for management and dissemination by the Florida Department of Community Affairs.
- Approval by the BOCC to provide an additional \$156,000 to the FKAA for development of the state funded Key Largo Park wastewater project.
- Approval of a revised Resolution to seek a dual path for funding wastewater projects, one through the existing federal authorization and the other through the efforts of the County's State Representative to have appropriations provided to a State Trust Fund administered by FDCA.
- Submitted a project proposal for Key Largo under the auspices of House Bill 851.
- Attendance on the Board at a meeting with Ileana Ros-Lehtinen's staff to discuss approaches federal wastewater funding.
- Meeting held with Ileana Ros-Lehtinen's office regarding the most appropriate mechanism to obtain the \$ 100 million appropriation. Indication was that the current approach is the best.
- Introduction of House Bill 0101 which would create a wastewater / stormwater trust fund to be administered through FDCA.
- Contracts approved and signed to move forward on acquiring state funds for North Key Largo Utility and Key West Resort Utility.
- County staff provided appropriations requests to Senator Graham and Nelson's offices. The amount of the requested funds was \$3,000,000 to initiate priority projects in the coming year.

WASTEWATER GOVERNANCE

Issues Addressed/Actions Taken

- MSTUs advertised and adopted for Conch Key, Marathon, Bay Point, and Big Coppitt
- A District Manager (Management Firm – GSG/Robert Sheets), a District Engineer (Boyle Engineering) were hired, and number of Key Resolutions (Rates & Fees and Request for MSTU), were passed by the Key Largo Wastewater Utility District.
- Transition agreement approved between the County, FKAA, and the Key Largo Wastewater Utility Board.
- MSTU advertised and approved in May at the BOCC meeting for the Key Largo Wastewater Treatment District.

PROGRAMMATIC IMPLEMENTATION PLAN

Issues Addressed/Action Taken:

- Approval by BOCC of policies on “reasonable” connection fees and monthly service charges and public financial assistance to wastewater projects and economically disadvantage households.

FEMA UNMET NEEDS PROJECTS

E. Key Largo Trailer Village (MM 101.5) and Key Largo Park (MM 100.5)

Issues Addressed/Addressed Taken:

- Approval by the BOCC assigning \$1.66 million in available State funds to expand the Key Largo Trailer Village FEMA project to include Key Largo Park.
- Approval of a resolution with the FKAA for the use of \$1.66 million in FDEP funds to move forward toward constructing the Key Largo Park project and the designation of up to \$200,000 in Fund 148 dollars to assist the FKAA in on-going engineering costs for the Key Largo project.
- Approval of an additional \$156,000 in funding for project development at Key Largo Park.
- Approval of a revision to the Inter-local Agreement with FKAA to allow direct payment to Boyle Engineering for engineering services on Key Largo Park.
- Approval of a joint transition agreement with the FKAA and the Wastewater District on the Key Largo Trailer Village project.

F. Conch Key (MM 61)

Issues Addressed/Addressed Taken:

- Approval by the BOCC of the selection of the stand-alone wastewater management option for Conch Key on June 20, 2002.
- Approval of an agreement with FDOT for the proposed wastewater treatment plant site on the north side of the Overseas Highway, Conch Key
- Decision not to move forward in acquiring property on the south side of the Overseas Highway, Conch Key.
- Held informal workshops with the Conch Key community in early December 2002
- Held additional workshops (FKAA) with the Conch Key Community in May 2003

G. Baypoint (MM 15)

Issues Addressed/Addressed Taken:

- Selection by the BOCC of a site in Bluewater RV Park for location of a wastewater treatment plant.
- Approval to purchase lots 11 and 12 of Baypoint Subdivision
- Held informal workshops with the Bay Point community in early December 2002
- Baypoint lots 11 and 12 purchased and in County ownership
- Held additional workshops (FKAA) with the Baypoint Community in May 2003

KEY WEST RESORT UTILITIES (STOCK ISLAND EXPANSION)

Issues Addressed/Addressed Taken:

- Approval by the BOCC on July 31, 2002, of a contract to make available to Key West Resort Utility \$4.6 million in Fund 304 Infrastructure money to expand its collection to the remaining portions of south Stock Island.
- Acceptance of financial assistance program for economically disadvantaged households presented by staff.
- Revision of financial assistance program to include mobile home park owners, allowing multiple payments over a three year period.
- Approval of a Resolution for Key West Resort Utility move forward on upgrading its plant to AWT.
- Approval of a contract for receipt of state monies to assist in construction on Stock Island.
- Funding for contract could not be provided – KWRU could not meet technical requirements under state bid procedure – funds shifted to KLWTD

LOWER KEYS WASTEWATER (MM 7.0 TO MM 11.0)

Issues Addressed/Addressed Taken:

- Requested \$2,000,000 from House Bill 851 funding program.
- Approved sending out an RFQ for Engineering services to complete surveying, aerial photography, and engineering design work.
- BOCC Agreed to hold off on RFQ pending completion of the Big Coppitt feasibility study

EPA DECENTRALIZED WASTEWATER DEMONSTRATION PROGRAM

Issues Addressed/Addressed Taken:

- Approval of staff recommendations to move forward with the EPA decentralized grant program.
- BOCC agrees to turn down funding and shift match funds to assist in reducing costs as Conch Key and Baypoint

OTHER ISSUES

Issues Addressed/Addressed Taken:

- Revision of ordinance to change Duck Key and Conch Key to “hotspots.” Resolutions 39-2002 and 40-2002.